

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
DECEMBER 7, 2006

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, DECEMBER 7, 2006** in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main St., Wichita, Kansas beginning at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of the November 2, 2006 MAPC minutes.
2. Consideration of Central & Hillside Redevelopment District, College Hill Urban Village Project Plan.

❖ **SUBDIVISION ITEMS**

Items #3-1 to 3-8 may be taken in one motion unless there are questions or comments.

3. Consideration of Subdivision Committee recommendations from the meeting of November 30, 2006. Bob Aldrich, Michael Gisick, Bill Johnson, M.S. Mitchell and Don Sherman were present. Don Anderson and Hoyt Hillman were absent. Copies of their recommendations have been furnished to the Planning Commission.
Agenda Item 3-1 (SUB2006-82) Approved, vote (5-0); Agenda Item 3-2 (SUB2006-93) Approved, vote (5-0); Agenda Item 3-3 (SUB2006-94) Approved, vote (5-0); Agenda item 3-4 (SUB006-73) Approved, vote (3-1); Agenda item 3-5 (SUB006-102) Approved, vote (5-0); Agenda item 3-6 (SUB006-103) Approved, vote (5-0); Agenda item 3-7 (SUB006-101) Approved, vote (5-0); Agenda item 3-8 (SUB006-99) Approved, vote (5-0); Agenda item 4-1 (VAC2006-33) Approved, vote (5-0).

- 3-1. **SUB 2006-82: One-Step Final Plat -- PEARSON COMMERCIAL ADDITION,** located south of 29th Street North and on the east side of Maize Road.

Engineer: Poe and Associates

Acreage: 25.3

Total Lots: 7

- 3-2. **SUB 2006-93: Final Portion of Overall Preliminary Plat -- MONARCH LANDING ADDITION,** located on the northwest corner of 21st Street North and 159th Street East.

Engineer: MKEC Engineering Consultants, Inc.

Acreage: 54

Total Lots: 68

- 3-3. **SUB 2006-94: Final Portion of Overall Preliminary Plat -- KRUG SOUTH ADDITION,** located on the southwest corner of 21st Street North and 143rd Street East.

Engineer: MKEC Engineering Consultants, Inc.

Acreage: 95.94

Total Lots: 163

- 3-4. **SUB 2006-73: Final Plat -- TARA CREEK ADDITION,** located north of Pawnee and on the west side of 127th Street East.

Engineer: Ruggles and Bohm, P.A.

Acreage: 20.31

Total Lots: 46

- 3-5. **SUB 2006-102: One-Step Final Plat -- PALACE EAST ADDITION,** located on the north side of Kellogg and on the west side of Greenwich Road.

Engineer: Baughman Company, P.A.

Acreage: 7.78

Total Lots: 1

- 3-6. **SUB 2006-103: One-Step Final Plat -- LEGACY 3rd ADDITION,** located north of 47th Street South and west of Meridian.

Engineer: Ruggles and Bohm, P.A.

Acreage: 32.79

Total Lots: 112

- 3-7. **SUB 2006-101: One-Step Final Plat -- GROENDYKE TRANSPORT ADDITION,** located north of 29th Street North and west of Hydraulic.

Engineer: K.E. Miller Engineering, P.A.

Acreage: 17.4

Total Lots: 1

- 3-8. **SUB 2006-99: One-Step Final Plat -- WICHITA SAFETY FACILITY ADDITION,** located on the east side of 343rd Street West to west side of 327th Street West, and the north side of 103rd Street South to the south side of 111th Street South.

Engineer: MKEC Engineering Consultants, Inc.

Acreage: 631.58

Total Lots: 1

❖ **PUBLIC HEARINGS – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Item #4-1 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th Floor, City Hall, 455 N. Main Street, Wichita, Kansas.

- 4-1. **VAC 2006-33: Request to Vacate a Portion of Platted Right-of-way,** generally located north of K-96 and west of the Webb Road - 31st Street North/Toben Street intersection.

❖ **PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

5. Case No.: ZON2006-38
Request: Zone change from “LI” Limited Industrial to “B” Multi-family Residential.
(approved by MAPC on 10-5-06, heard by WCC on 11-7-06 and returned to MAPC)
General Location: Kellogg and Pattie (1220 E. Kellogg)
Presenting Planner: Jess McNeely
6. Case No.: ZON2006-44/CUP2006-45
Request: Zone change request from “SF-20” Single-family Residential to “LC” Limited Commercial and create DP-302 Krug South Community Unit Plan
General Location: On the southwest corner of 21st Street North and 143rd Street East
Presenting Planner: Donna Goltry
7. Case No.: ZON2006-49
Request: Zone change from “TF-3” Two-family Residential to “GO” General Office
General Location: Generally located north of Central and west of Grove and East of Spruce
Presenting Planner: Donna Goltry
8. Case No.: ZON2006-51
Request: County zone change from “SF-20” Single-family Residential to “LI” Limited Industrial
General Location: Generally located west of Ridge Road and approximately 200 feet northwest of Northwind (to be annexed 11-14-06)
Presenting Planner: Derrick Slocum
9. Case No.: CON2006-50
Request: Conditional Use for a major utility (wastewater treatment) on property zoned “LI” Limited Industrial
General Location: Generally located midway between Ridge and Tyler Roads, north of K-42 and east of the Cowskin Creek
Presenting Planner: Bill Longnecker
10. Case No.: CON2006-52
Request: Conditional Use for outdoor vehicle and equipment sales on property zoned “LC” Limited Commercial
General Location: Generally located two blocks south of Harry Street on the northeast corner of Broadway and Funston Avenues
Presenting Planner: Bill Longnecker
11. Case No.: CON2006-53
Request: Conditional Use for vehicle and equipment sales outdoor on property zoned “LC” Limited Commercial
General Location: Generally located north of Kellogg and west of Zelta (11922 E. Kellogg)
Presenting Planner: Derrick Slocum
12. Case No.: CUP2006-44
Request: Amendment to DP-151 to allow three-monument style signs to be placed on Parcel 3A

General Location: Generally located south of Taft and east of Ridge Road
Presenting Planner: Jess McNeely

13. Other matters/adjournment.

John L. Schlegel, Secretary

Wichita-Sedgwick County metropolitan Area Planning Commission